

57-334

BK 7157PG 276

NO TRANSFER
TAX PAID

**QUITCLAIM DEED
(With Covenant)**

037434

K NOW ALL MEN BY THESE PRESENTS, THAT WE, Jeffrey D. Cyr and Lisa M. Cyr, of Augusta, County of Kennebec and State of Maine, for consideration paid by **Red Bird Properties, LLC**, a Maine limited liability company whose mailing address is 122 Windsor Avenue, Augusta, Maine 04330, the receipt whereof WE do hereby acknowledge, do hereby REMISE, RELEASE, BARGAIN, SELL AND CONVEY and forever QUIT-CLAIM unto the said **Red Bird Properties, LLC**, its successors and assigns forever,

A certain lot or parcel of land with the buildings thereon, situated in Waterville in the County of Kennebec and State of Maine on the Northerly side of Ash Street and bounded and described as follows to wit:

Bounded Westerly by the boundary line between the land now or formerly of John Fardy and the land now or formerly of Michael Frye on said Ash Street; southerly by the northerly line of said Ash Street fifty-eight (58) feet; easterly by a line running northerly one hundred twenty-five (125) feet more or less to land at one time conveyed by George Shores to Moses Lyford and others; northerly by the southerly line of land at one time of George Shores fifty-eight (58) feet to the said dividing line between said land of John Fardy and land now or formerly of Michael Frye, said lot or parcel hereby conveyed being otherwise described, as in deed of said John Fardy to Arthur W. Bushey, as follows, to wit: westerly by the boundary line between the land of said John Fardy and Michael Frye; southerly along the northerly line of said Ash Street fifty-eight (58) feet; northerly one hundred twenty-five (125) feet, more or less, to land at one time conveyed by George Shores to Moses Lyford and others, thence westerly fifty-eight (58) feet by land at one time owned by said Shores to the said dividing line between said John Fardy and Michael Frye.

It is hereby stipulated and agreed that no buildings shall be erected or moved nearer the street line than the buildings now upon the land hereby conveyed during the time John Fardy or Mary P. Fardy may own or occupy the adjoining premises.

Being the same premises conveyed by Peoples Heritage Savings Bank to Jeffrey D. Cyr and Lisa M. Cyr, by deed dated December 30, 1999 and recorded in the Kennebec County Registry of Deeds in Book 6128, Page 326.

TO HAVE AND TO HOLD the aforegranted and bargained premises with all the privileges and appurtenances thereof, to the said **Red Bird Properties, LLC**, its successors and assigns, to them and their use and behoof forever,

Shule, Shule & Logan 2

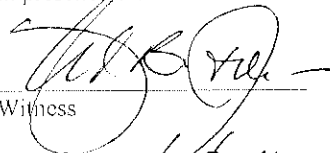
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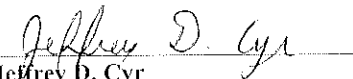
AND WE do COVENANT with the said Grantee, as aforesaid, that we are lawfully seized in fee of the premises, that they are free of all encumbrances, that we have good right to sell and convey the same to the said Grantee to hold as aforesaid, and that we and our heirs shall and will WARRANT AND DEFEND the same to the said Grantee, its successors and assigns forever, against the lawful claims and demands of all persons.


IN WITNESS WHEREOF, WE, the said **Jeffrey D. Cyr and Lisa M. Cyr**, have hereunto set our hands and seals this 20th day of NOVEMBER in the year of our Lord two thousand two.

SIGNED, SEALED and DELIVERED
in presence of:


Witness

Witness


Jeffrey D. Cyr


Lisa M. Cyr

STATE OF MAINE
COUNTY OF LINCOLN

NOVEMBER 20th, 2002

Personally appeared the above named **Jeffrey D. Cyr** and acknowledged the foregoing instrument to be his free act and deed.

Before me,



Notary Public/Attorney at Law

Print Name:

DAVID B. SOULE, JR.

RECEIVED KENNEBEC SS.

2002 NOV 25 AM 9:00

ATTEST: 
REGISTER OF DEEDS